

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
April 25, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

APPOINTMENTS:

PSG Realty 393-435, LLC, 151 Leominster-Shirley Road- Jessie Johnson from David E. Ross Associates presented the site layout plan to the Planning Board for Powell Stone & Gravel Co. Inc.'s project. The site is at 151 Leominster Shirley Road. An ANR Plan was approved in 2009 for this lot which was purchased from Padula/Shirley Road Realty Trust. Powell Stone & Gravel will construct an office and a building to house their trucks. A Development Plan Review has been submitted. A Tech meeting will be held on May 11, 2011.

Emerald Place at Lake Whalom- Gary Crossen, Jack Sullivan, and Jay Hoag, along with their Designing Engineer Anthony Cleaves from Whitman & Bingham presented a new structure design which shows the villas in place of the townhouses. The villa design is more in demand than the townhouses. The villa placement leaves more green space. It was determined and verified in conversation with Town Counsel that as neither the infrastructure nor the number change in this design, there is no reason to hold a public hearing. Mr. Bodkin Jr. noted his discomfort as the Plan does not present enough of the visual in representing the change; he would like a site visit. He will make arrangements with Mr. Hoag.

MINUTES – APPROVAL: Signed- 4-11-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Executive 3-28-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Zoning Articles Public Hearing 4-11-11, Motion, Mr. Saiia, Second, Mr. Bodkin Jr.

COMMITTEE REPORTS:

MJTC- Mr. Saiia reported on 3% increase in roadway in the region.

MRPC- Mr. Bodkin Jr. reported on the Human Resource study for MRPC. MRPC will vote on the report which will represent some salary increases.

DPW Building Committee- Ms. Bilotta reported the general bids came in at \$1.287 million. This is over the \$1.1 million awarded at Town Meeting. Ms. Bilotta noted the increase in all construction products. The Committee will have to review all aspects of the plan for cuts and/or go back to Town Meeting for additional funding.

Capital Planning Committee- There is no change. Board of Selectmen noted displeasure on funding, but will consider their recommendation at Town Meeting.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

332 Massachusetts Avenue, Cote, BC, Doyle, CC, Morrissey, S., Trustees- Director noted that a new plan for siting Asian Imperial Garden will be submitted shortly by Marsden Engineer on behalf of the applicant.

925 Massachusetts Avenue, Trustee of L&M Svc Ctr, Inc.- Mr. Bodkin Jr. reported that he did not have the summary completed of his findings of the situation and issues at this site.

Summer Street- Director reported there are two active parts to Summer Street- 1) the Alternative Analysis funded by Town Meeting through an appropriation and, 2) an MRPC project funded through a grant. The Alternative Analysis is generally geared toward roadway design and the MRPC project is geared toward land use. The MRPC project is underway and the Alternative Analysis project will get under way after Town Meeting.

Green Community Task Force- Director noted solar panels are being placed on the Middle School. Also presented was a list of companies requesting Bid Documents for the Solar Field at the landfill.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- See above appointment.

Tri Town Landing, 37 Youngs Rd- Director presented Mr. Caselden's report noting the age and count of school children residing at Tri Town Landing. It was noted that Representative Benson will need these figures as they relate to Chapter 40S.

UNFINISHED BUSINESS/OLD BUSINESS:

Lunenburg Estates, 1229 Massachusetts Avenue- Director reported that the extended approval for this 40B project will run through September 20, 2011.

Annual Town Meeting, Section 4.6.5., Design Standards- The Chair opened the Board meeting for discussion due to a citizen request to be heard on the noted Section. Mr. David Rodgers spoke on several issues with the proposed bylaw. He noted 4.6.5.2.a) Occupied Lot Area, 2. - It was noted that the equation was in error and needed to be fixed. The next item was Flat Roofs 4.6.5.2 d). which was noted that the demand that they be prohibited was a violation of rights. Chair explained reasoning. 4.6.5.2.j) 1. Parking in the rear was also a major issue brought forth, as well as sidewalks from the street line, 4.6.5.2.k). Mr. Rodgers noted both were subjective and interfered with good performance of planning design. The discussion concerned fencing 4.6.5.2.n) 3. resulted in deleting it from the proposed bylaw. The meeting discussions were helpful with issues raised and explanation and purposes discussed. The Chair thanked Mr. Rodgers for coming forth with concerns and noted that the exchange and discussions were of assistance to the Board.

CLURPA- Tabled

MEETING SCHEDULE:

April 2011-

4-27-11, Master Planning Workshop – cancelled - will post cancellation in AM.

May 2011-

May 7, Planning Board Meeting, 8:30 AM, HS Cafeteria

May 9, Planning Board Meeting, Town Hall

May 18, Master Planning Workshop, Ritter Memorial Building

May 23, Public Hearing & Planning Board Meeting, Town Hall

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information - Reviewed

MEMBER INFORMATION & ISSUES:

Director noted the memo on Take Back Day for discarded medications, etc.

Director noted the breakdown of legal expenses has not yet been received from Town Counsel.

ADJOURNMENT: Motion, Mr. Lockwood, Second, Mr. Saiia, all aye, adjourned 9:30 PM.